

[illegible]

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

May 13, 2024 Ledger No: E-550

Philadelphia City Planning Commission

Philadelphia City Planning Commission

Appendix 5 | **Continued**

Applied Electronically By: NINA SOLOMONIC E-556
May 13, 2024 Ledger No.:

Philadelphia City Planning Commission

Philadelphia City Planning Commission



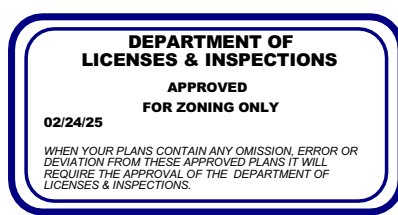
SCALE: 3/16" = 1'-0"



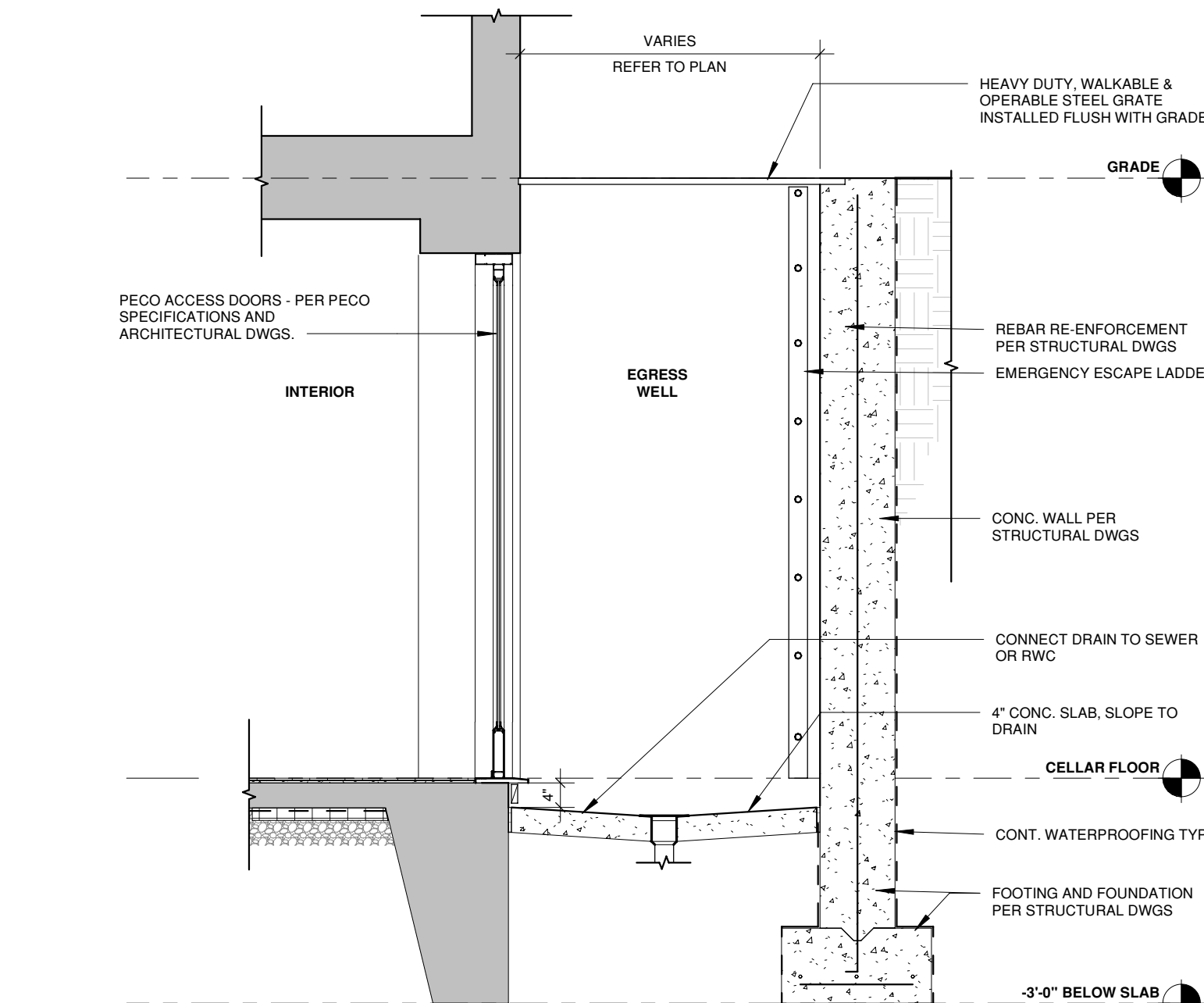
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



Applied by L&L: Andrew DiDonato



6 WALKOUT EGRESS WELL DETAIL ZONING - PECO

SCALE: 1/2" = 1'-0"



JOB NO: 21050

DRAWN BY: **MGW**
SCALE: **As indicated**

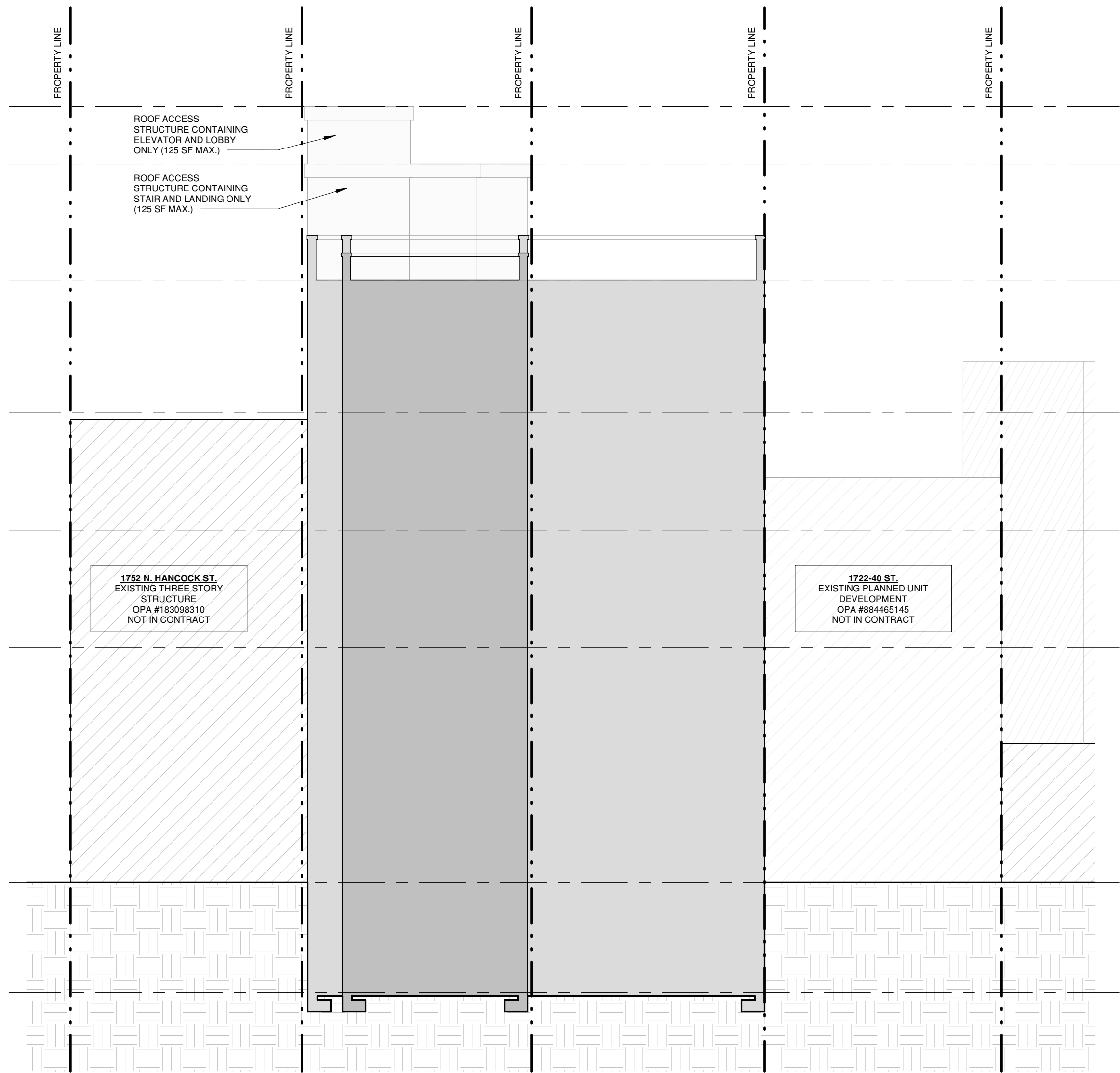
SHEET NO. _____

71.00

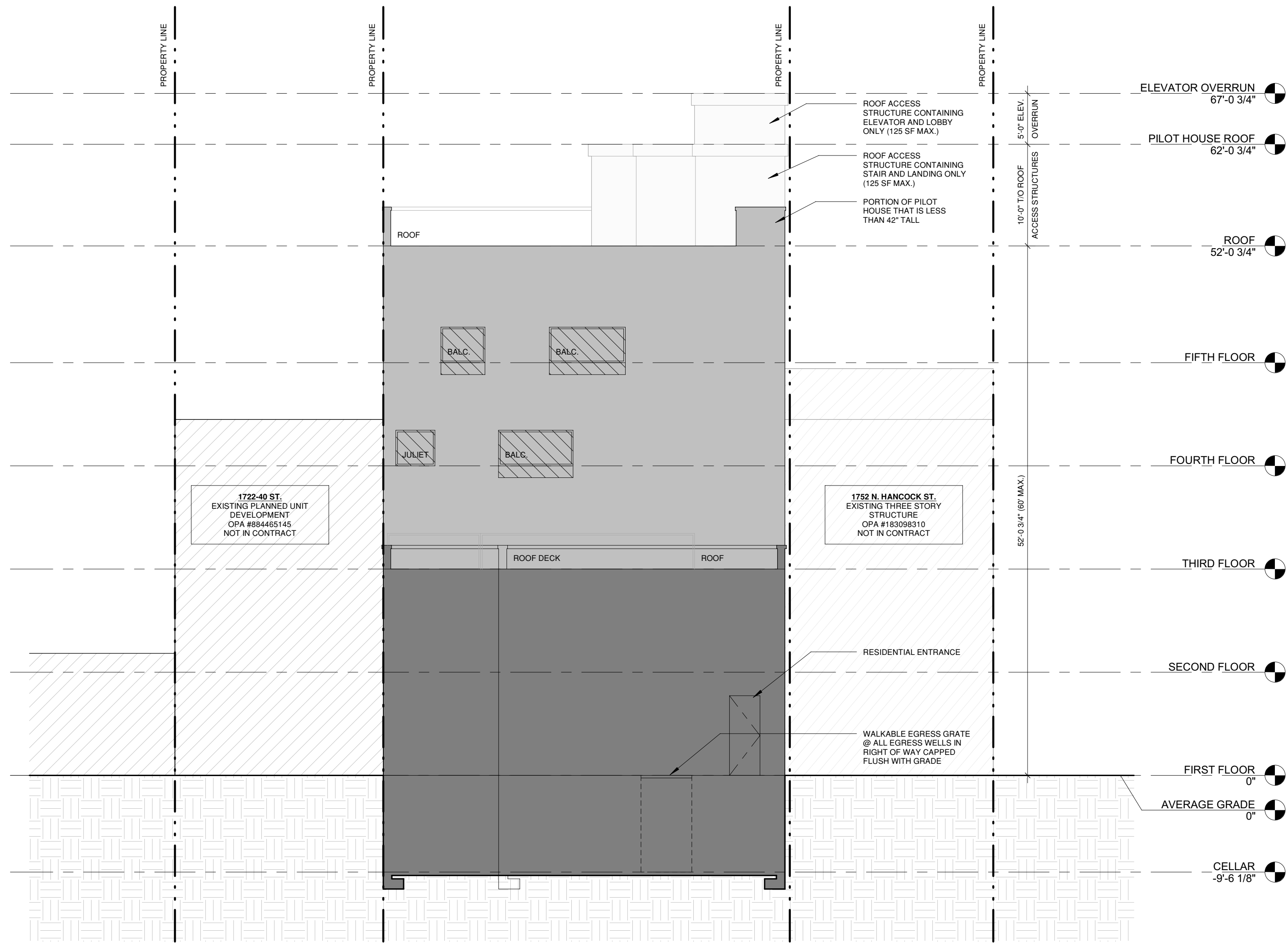
21.00

ZONING LEGEND

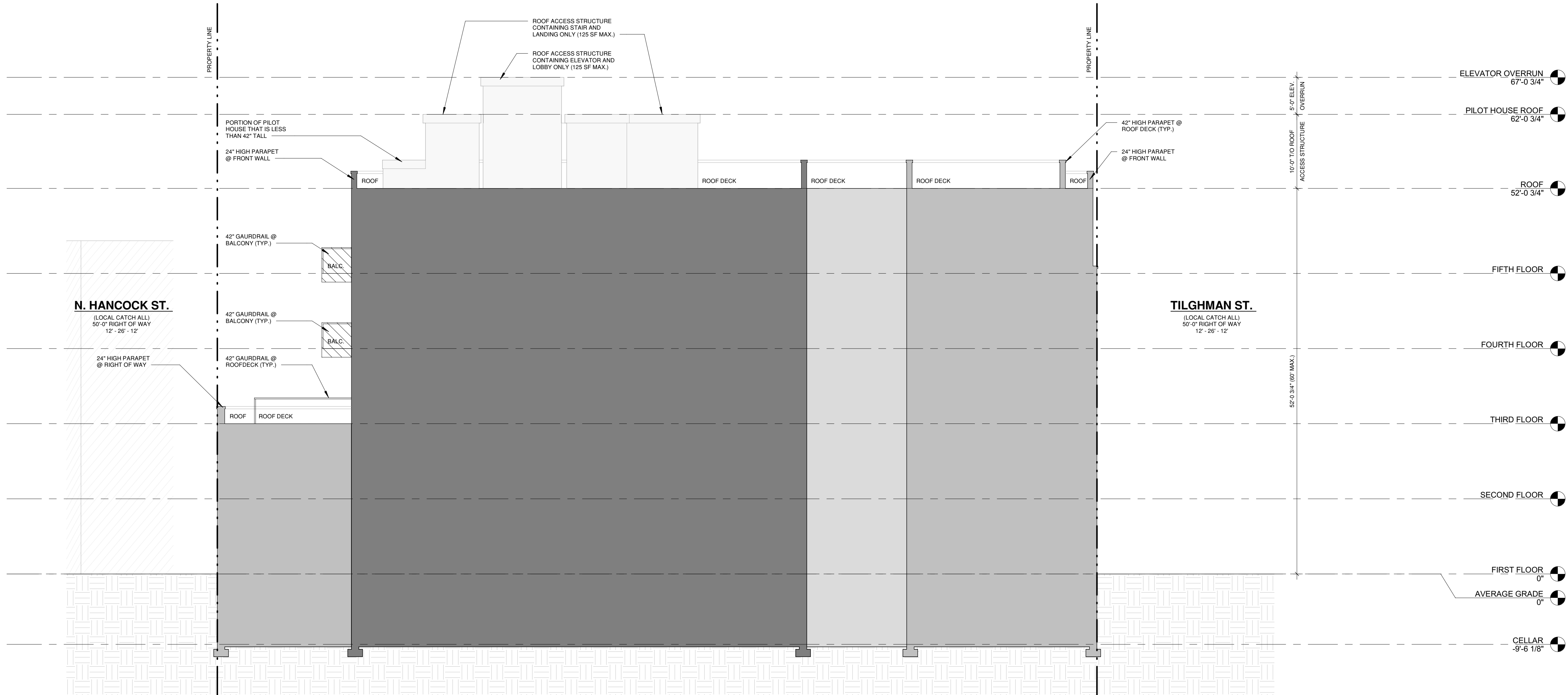
	DRAWING NUMBER	BUILDING ELEVATION MARKER
	LEVEL	HEIGHT ELEVATION MARKER
	N	NORTH ARROW
		PROPOSED STREET TREE
		EARTH
	(E) NEIGHBORS	
		BALCONY
		WALKABLE EGRESS GRATE. REFER TO NOTES ON ZONING PLAN
		PROPERTY LINE
		SIDEWALK ZONES. REFER TO ZONING PLAN
		DEMOLISHED LINE. REFER TO ZONING PLAN



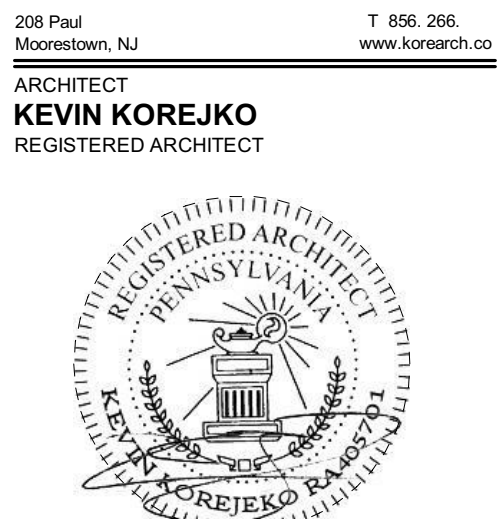
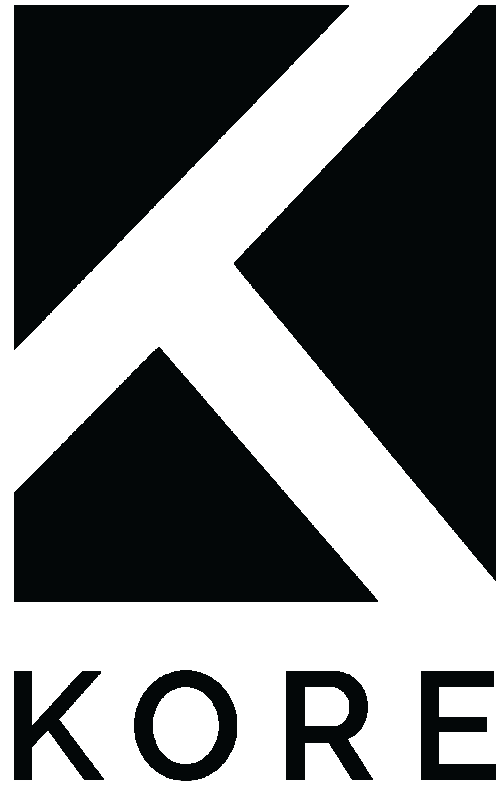
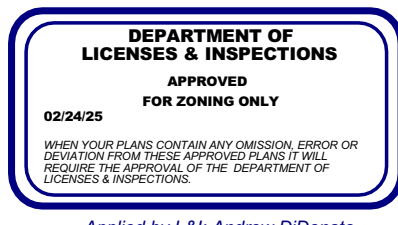
1 TILGHMAN ZONING ELEVATION
SCALE: 1/8" = 1'-0"



2 HANCOCK ZONING ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE ZONING ELEVATION
SCALE: 1/8" = 1'-0"



PROJECT

1751 TILGHMAN ST.
PHILADELPHIA, PA. 19122

NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	11/15/2022
B	RE-ISSUED FOR ZONING	08/10/2023
C	RE-ISSUED FOR ZONING	09/08/2023
E	RE-ISSUED FOR ZONING	03/07/2024

DRAWING TITLE
ZONING DATA

JOB NO. 21050
DRAWN BY: Author
SCALE: As Indicated
SHEET NO.

22.00

ZONING DATA		
ICMX ZONING DISTRICT	REQUIRED ALLOWED	PROPOSED EXISTING
LOT WIDTH	N/A	34'-0" AND 20'-0"
LOT AREA	N/A	344.31 SQFT RMA-8 (10.22%) 3026.69 SQFT ICMX (89.78%) 3,370.00 SQFT TOTAL (100%)
OCCUPIED AREA	100%	3,076.63 SQFT (91.24%) 1ST-2ND 2,699.65 SQFT (80.24%) 3RD-5TH
OPEN AREA	0%	293.91 SQFT (8.70%) 1ST-2ND 673.90 SQFT (19.99%) 3RD-5TH
FRONT YARD	N/A	N/A**
SIDE YARD	8'-0" IF USED	N/A
REAR YARD	N/A	N/A**
HEIGHT	60'-0" MAX	52'-0 3/4"
PROPOSED RESIDENTIAL UNITS	0 UNITS	9 UNITS*
PROPOSED COMMERCIAL UNIT	NA	1 UNIT
STREET TREES	(1) STREET TREE PER 36'-0" OF FRONTAGE, 34'-0" x 20'-0" x 54'-0" / 56" x 154" (2) STREET TREES	2 TREES PROPOSED

GROSS FLOOR AREA SUMMARY	
FLOOR	AREA (SF)
ROOF	422.13
FIFTH FLOOR	2,695.65
FOURTH FLOOR	2,695.65
THIRD FLOOR	2,695.65
SECOND FLOOR	3,075.63
FIRST FLOOR	3,075.63
TOTAL	14,660.34 TOTAL (FLOORS 1-5) 435.04%
MAX. FLOOR AREA	500% (16,847.75 SF)

NOTES:

1. PROPERTY EXISTING ELEVATIONS IN THE FIELD AND NOTOMETRY IF CONDITIONS DIFFER ALL ROOF DECKS AND BALCONIES TO HAVE A MINIMUM OF 42" TALL GUARDRAIL OR PARAPET.

2. ROOF DECKS TO BE 42" TALL GUARDRAIL OR PARAPET.

3. ALL PROJECTED GROUND OVER THE RIGHT OF WAY SHALL BE A MINIMUM 10' ABOVE GRADE.

4. ALL EXISTING DRIVEWAYS SHALL BE 10' WIDE.

5. PROVIDE 2' TALL FENCE AT PROPERTY LINES IN REAR AND SIDE YARDS UNLESS OTHERWISE NOTED.

6. PROVIDE 6" SHOCK CORDS TO BE 42" TALL GUARDRAIL OR PARAPET.

7. CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM (1.800.422.1776) AT LEAST 3 DAYS BEFORE ANY EXCAVATION.

8. DUE TO EXISTING INFRASTRUCTURE CONFLICTS AND STREETS DEPT. GUIDELINES (SUBJECT TO STREETS DEPT. AND PARKS & RECREATION REVIEW AND APPROVAL).

9. INDICATES A VARIANCE REQUEST.

10. GROUND FLOOR AREA IS LISTED AS DEFINED BY THE PHILADELPHIA ZONING CODE 14-200. ACCORDINGLY, MEASUREMENTS INCLUDE ELEVATOR SHAFTS AND STAIRWELLS ON EACH FLOOR, INTERIOR BALCONIES, AND PORCHES. THIS AREA DOES NOT INCLUDE DRIVEWAYS, SIDE YARDS, REAR YARDS, AND ACCESSORY PARKING AND RELATED STRUCTURES SUCH AS STAIRBOARDS, MECHANICAL SPACES, EXTERIOR BALCONIES, & ROOF DECKS.

11. IN CASE CALL TOLLS.

12. WHEN A PROPERTY IS BOUNDED BY TWO STREETS THAT ARE OPPOSITE EACH OTHER, THE REMAINING TWO PROPERTY LINES SHALL BE CONSIDERED SIDE AND THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THE REMAINING TWO LINES. THE REAR YARD REQUIREMENTS OF ZONING DISTRICT SHALL NOT APPLY.

ZONING DATA

SCALE: 1/4" = 1'-0"



EXISTING PHOTOS

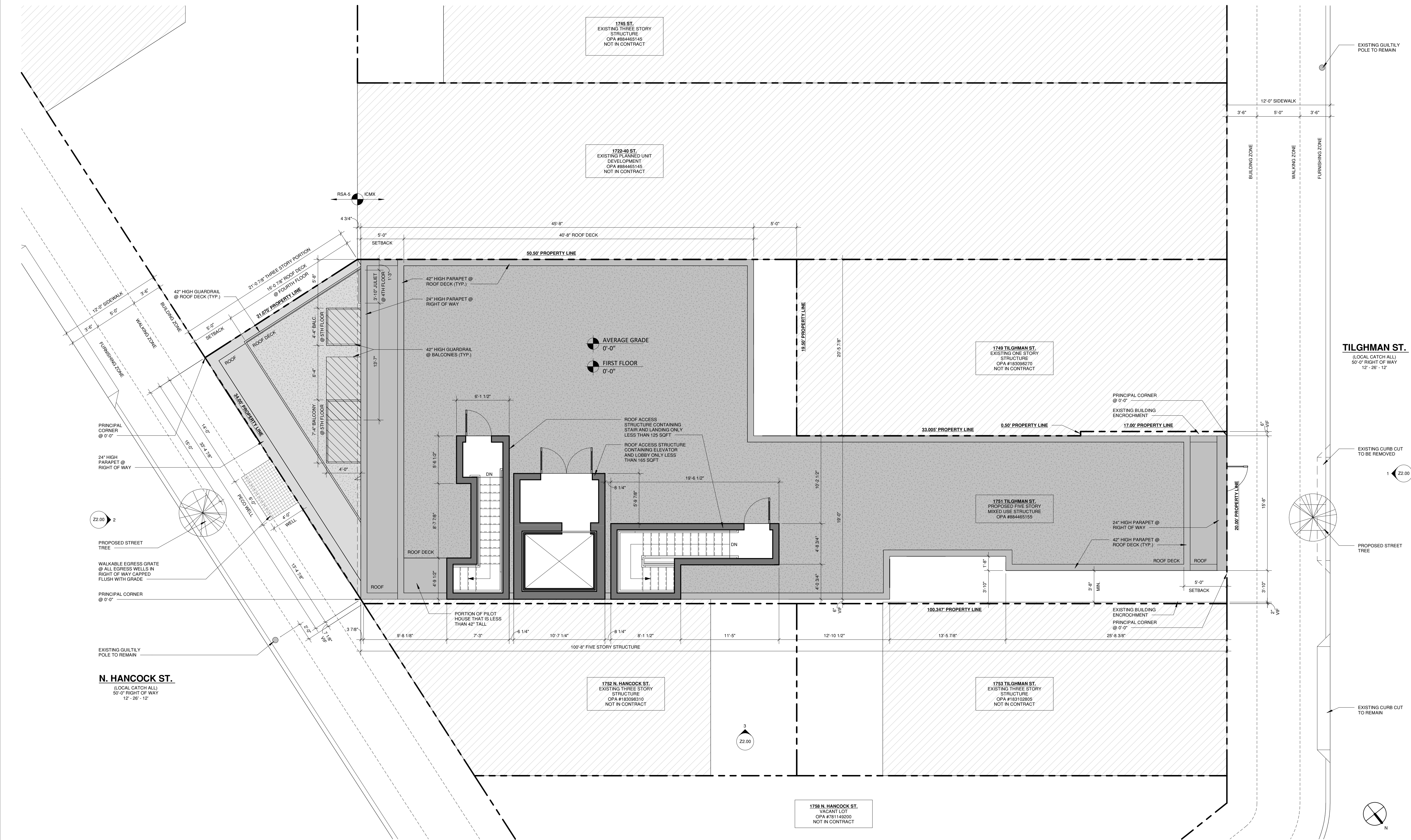
SCALE: 1/4" = 1'-0"

APPROVED

Revised plans, 2 pages, stamped by ZBA
on October 2, 2024.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

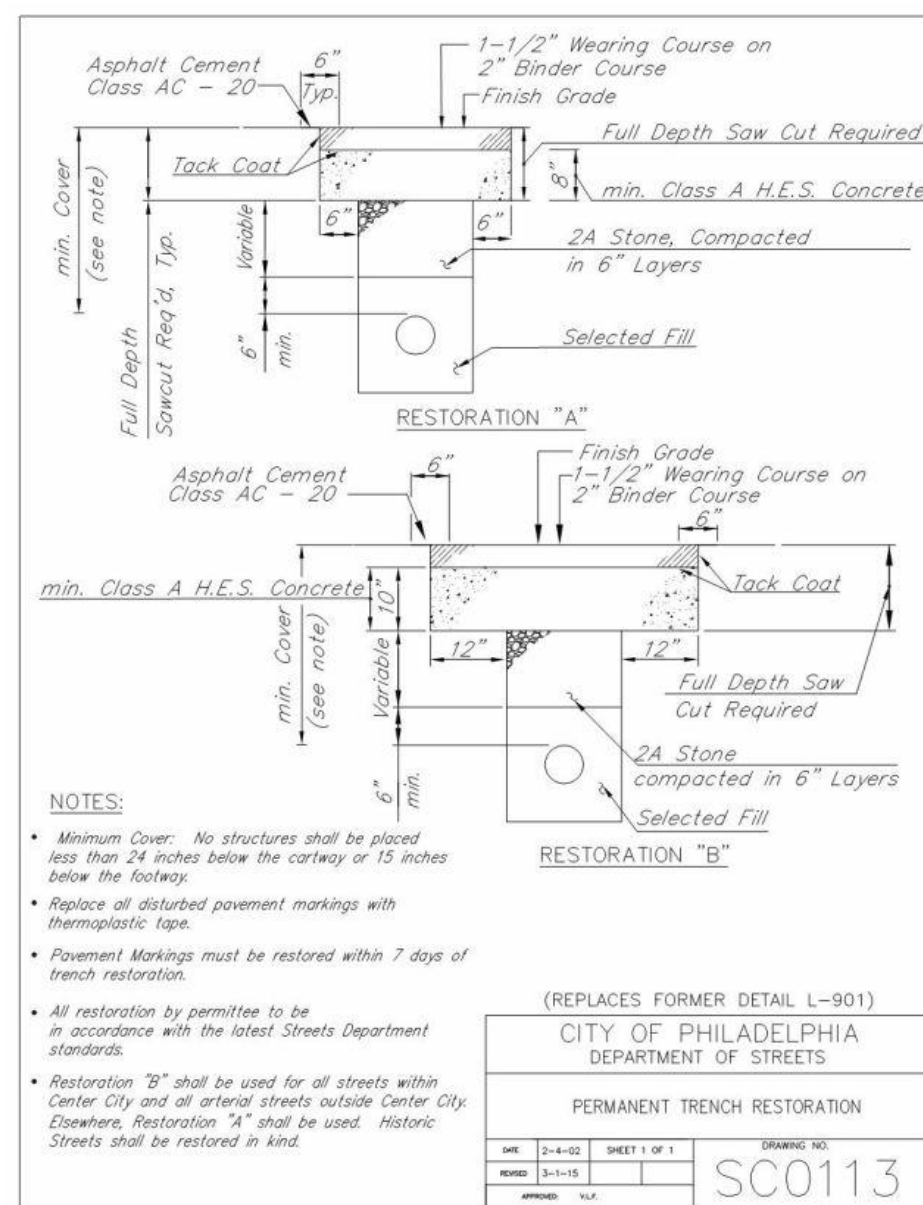


5 ZONING PLAN

SCALE: 3/16" = 1'-0"

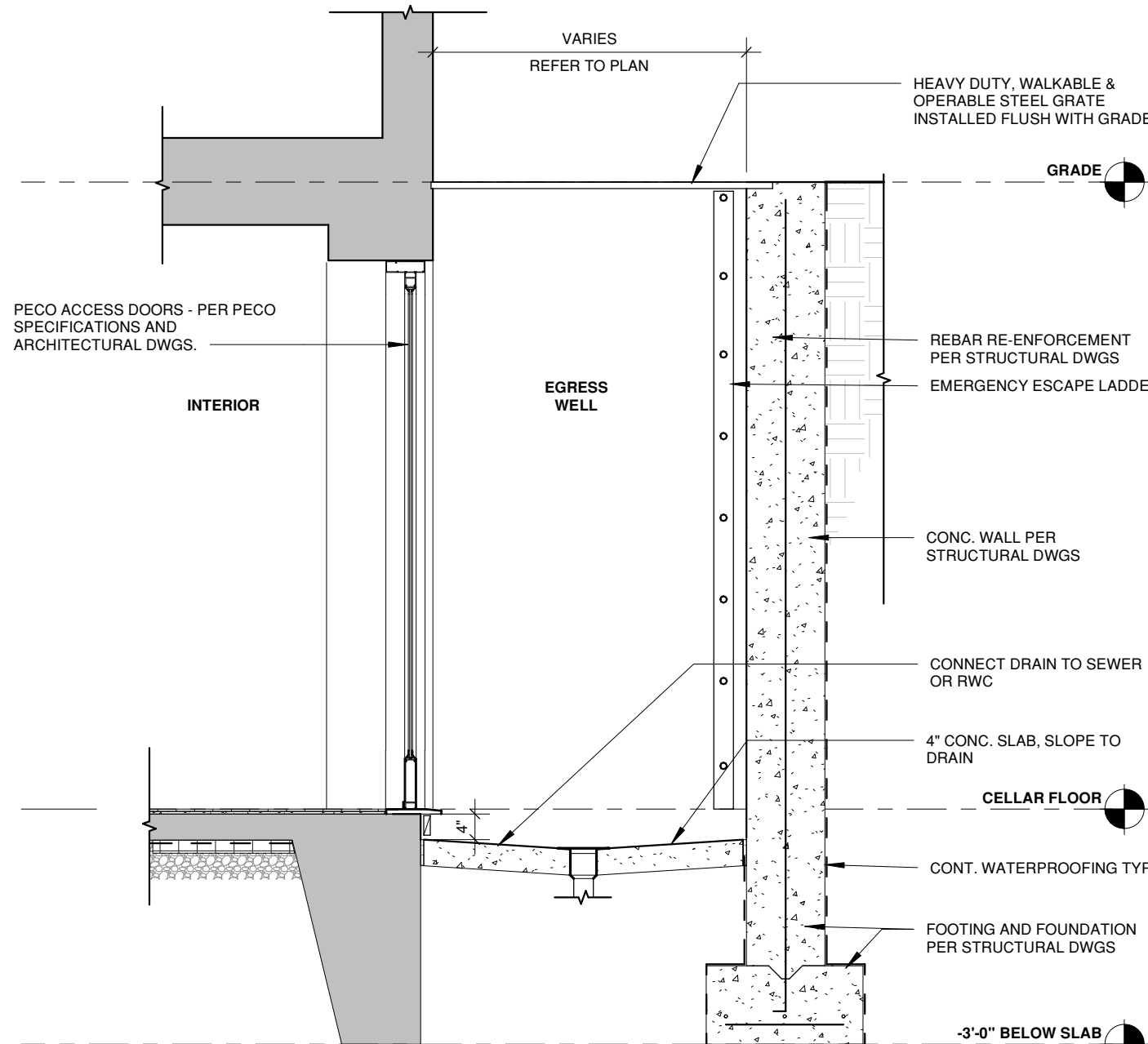
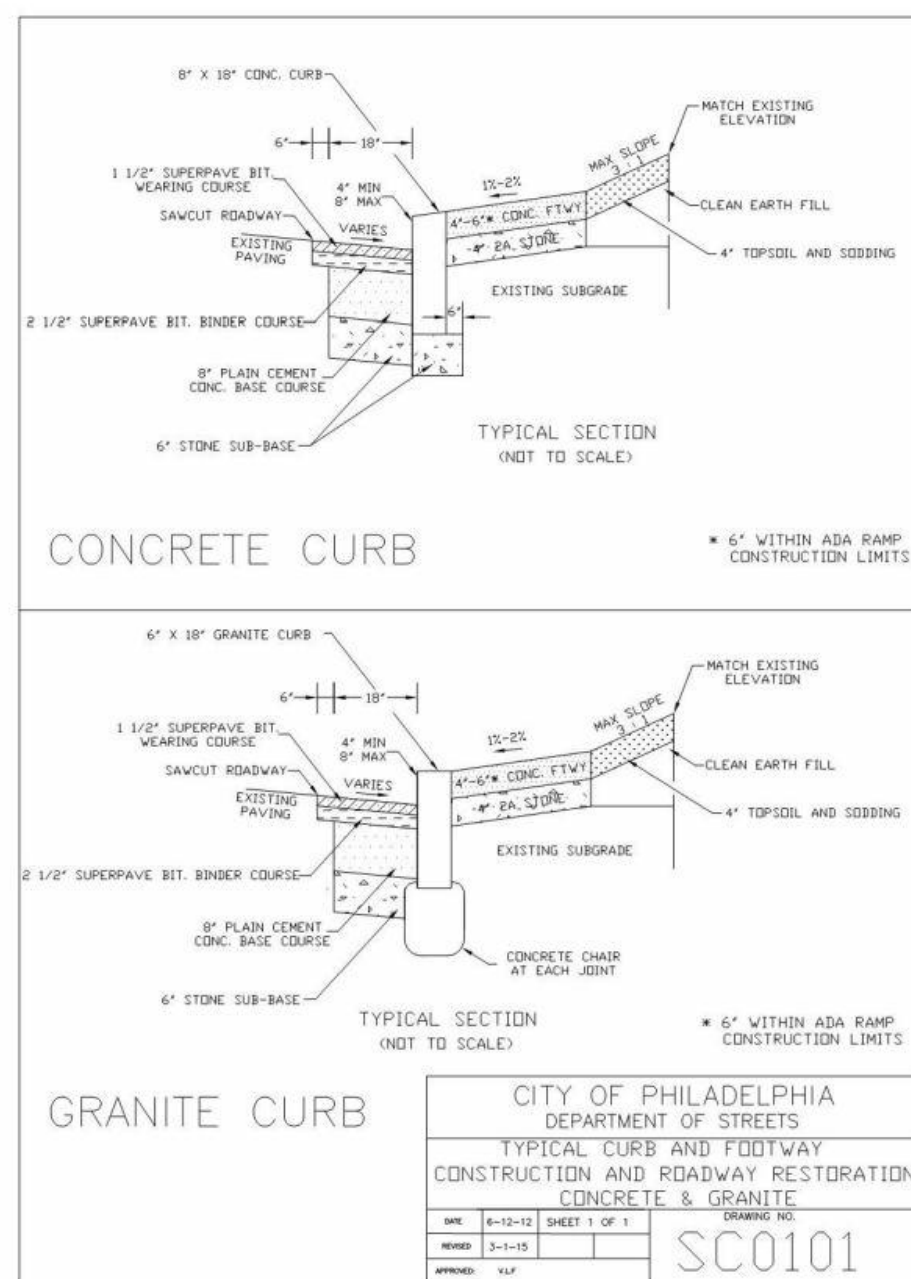
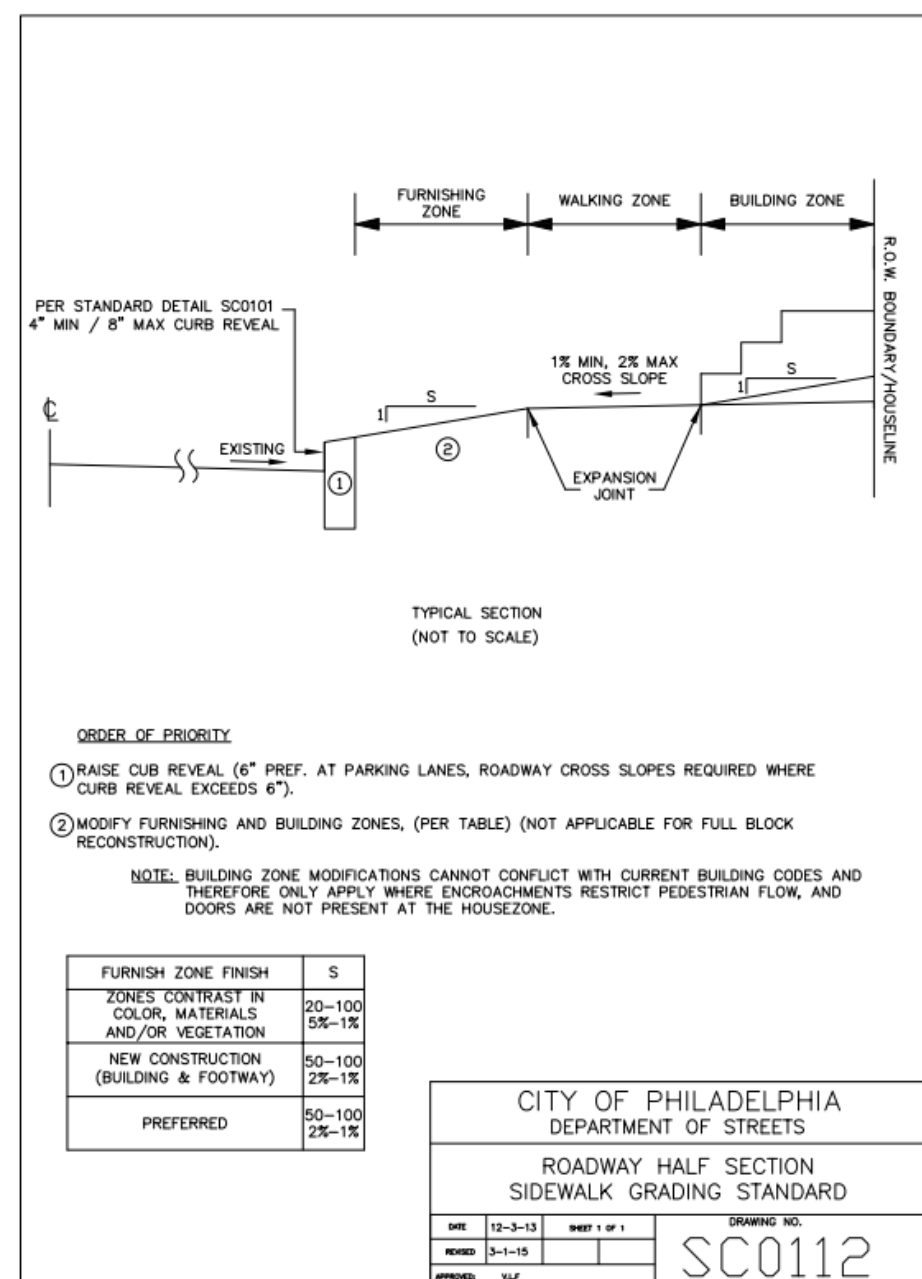
2 LOCATION PLAN

SCALE: 1/4" = 1'-0"



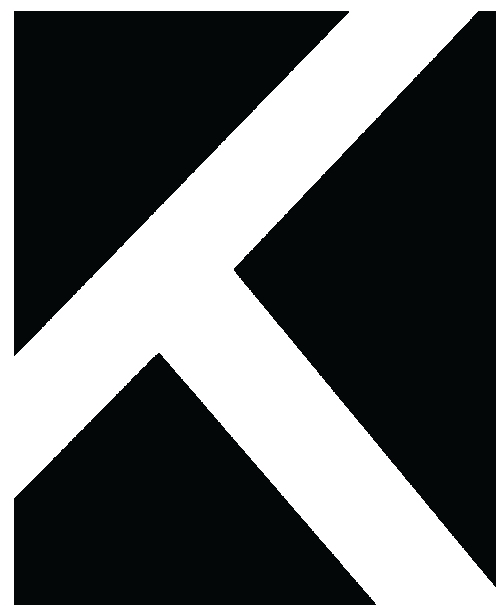
4 SITE DETAILS

4 SCALE: 1/4" = 1'-0"



WALKOUT EGRESS WELL DETAIL ZONING - PECO

6 SCALE: 1/2" = 1'-0"



KORE

208 Paul
Moorestown, NJ

T 856. 266.
www.korearch.co

ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT



PROJECT

1751 TILGHMAN ST.

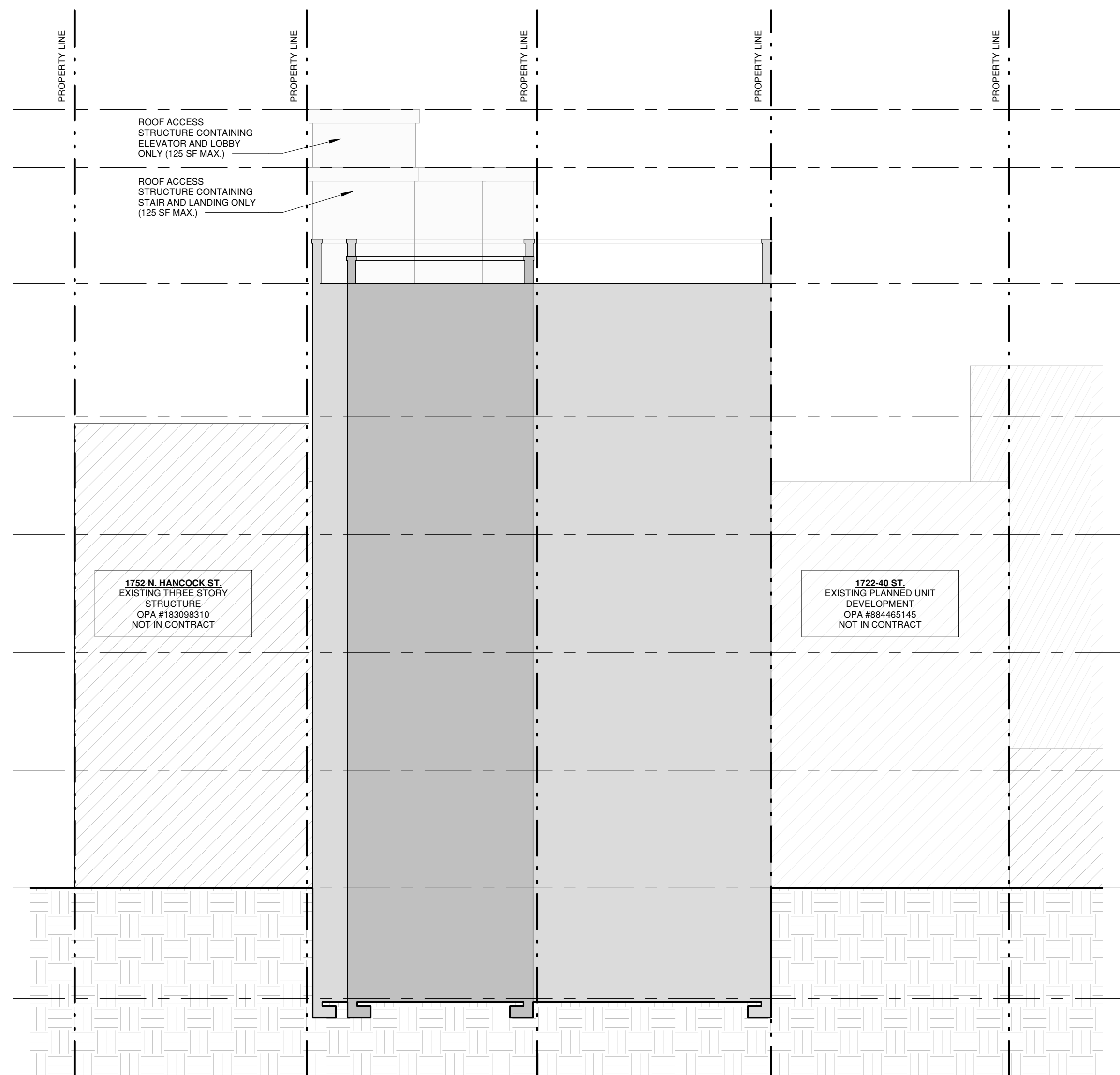
ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	11/15/2022
B	RE-ISSUED FOR ZONING	08/10/2023
C	RE-ISSUED FOR ZONING	09/08/2023
D	RE-ISSUED FOR ZONING	10/16/2023
E	RE-ISSUED FOR ZONING	08/15/2024

DRAWING TITLE
ZONING DATA

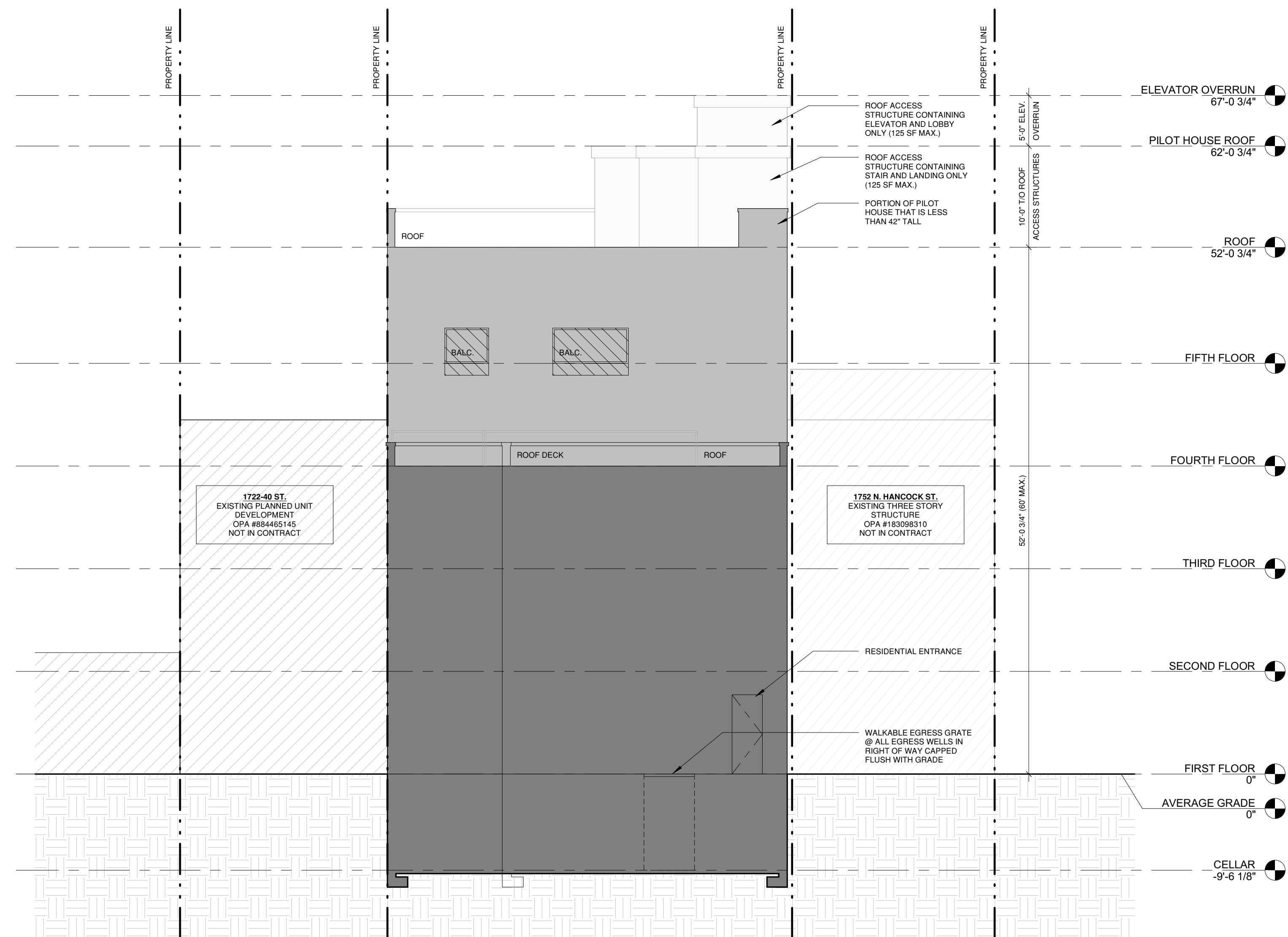
JOB NO:	21050
DRAWN BY:	MGW
SCALE:	As indicated
SHEET NO.	

Z1.00

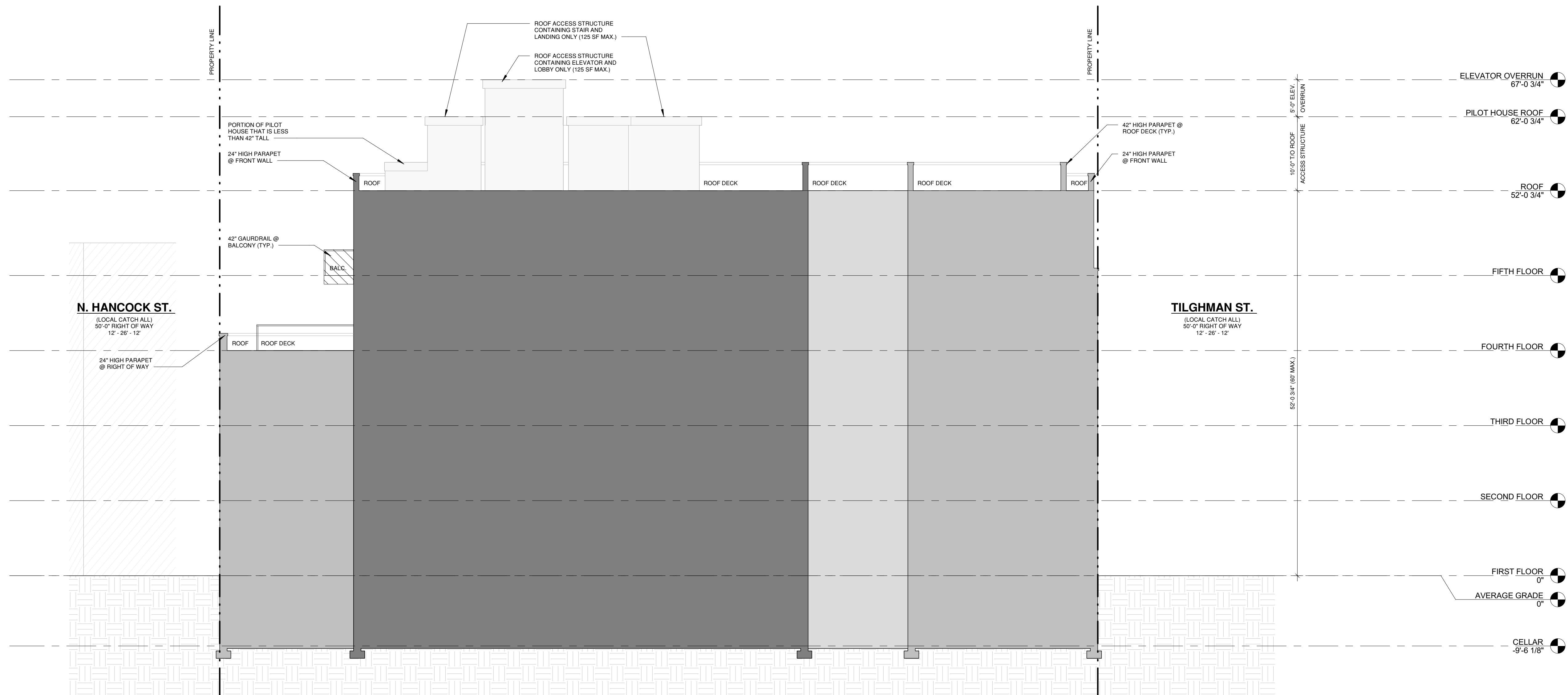
DRAWING NUMBER SHEET NUMBER	BUILDING ELEVATION MARKER
LEVEL 0'-0"	HEIGHT ELEVATION MARKER
N	NORTH ARROW
	PROPOSED STREET TREE
	EARTH
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	WALKABLE EGRESS GRATE. REFER TO NOTES ON ZONING PLAN
	PROPERTY LINE
	SIDEWALK ZONES. REFER TO ZONING PLAN
	DEMOLISHED LINE. REFER TO ZONING PLAN



1 TILGHMAN ZONING ELEVATION
SCALE: 1/8" = 1'-0"



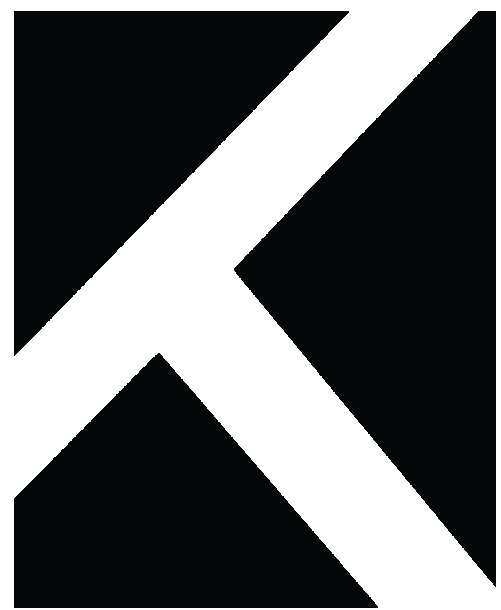
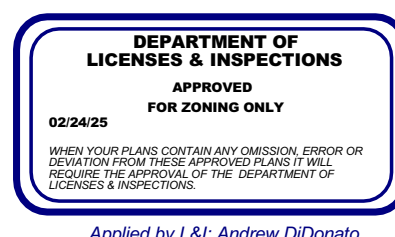
2 HANCOCK ZONING ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE ZONING ELEVATION

Revised plans, 2 pages, stamped by ZBA
on October 2, 2024.

Hilary J. Emerson
Hilary J. Emerson, Esq.
Counsel for ZBA



KORE

208 Paul
Moorestown, NJ
T 856.266.
www.korejko.com

ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT



PROJECT

1751 TILGHMAN ST.

PHILADELPHIA PA, 19122

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
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C	RE-ISSUED FOR ZONING	09/08/2023
E	RE-ISSUED FOR ZONING	08/15/2024

DRAWING TITLE
ZONING DATA

JOB NO:	21050
DRAWN BY:	Author
SCALE:	As indicated
SHEET NO.	

Z2.00

Zoning Permit

Permit Number ZP-2025-001771

LOCATION OF WORK 1751 TILGHMAN ST, Philadelphia, PA 19122-3113	PERMIT FEE \$821.00	DATE ISSUED 3/19/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX	

PERMIT HOLDER GLF QOZ FUND LLC	1410 NORTH 31ST STREET GLF QOZ FUND LLC PHILADELPHIA PA 19121
-----------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the erection of an attached structure, to include a residential roof decks at the second and fifth floors with three roof access structures above the fifth floor, and three exterior balconies. Size and locations per plans.
--

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) (1) Revised plans, 2 pages, stamped by ZBA on October 2, 2024. (2) Use registration required prior to occupancy for vacant commercial space.

 CONDITIONS AND LIMITATIONS: - Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions: 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively. 3-years from issuance or date of decision by ZBA for Zoning Permits involving development. 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals. - Any Permit issued for construction or demolition is valid for no more than five (5) years. - All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code. - The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2025-001771

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1751 TILGHMAN ST Philadelphia, PA 19122-3113

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

Vacant Commercial on the first floor (use registration required prior to occupancy). Multi-Family Household Living (nine units) above.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.